

Lot 118

£9,000 p.a.x.

77/79 Murray Street,
Montrose, Angus DD10 8JZ

Heritable Retail Investment



Key Details

- Prominent town centre location
- On-street car parking
- Close to Montrose Railway Station
- Nearby High Street occupiers include Boots the Chemist, Lloyds Pharmacy, Savers, WH Smith and Ladbrokes

On Behalf of a Major Fund Manager

Location

Miles: 32 miles south of Aberdeen
 38 miles north of Dundee
Roads: A92, A90
Rail: Montrose Railway Station
 (29 mins to Dundee, 39 mins to Aberdeen)
Air: Dundee Airport

Situation

Montrose is a picturesque coastal resort town situated between Dundee and Aberdeen in the county of Angus. The property is situated on the eastern side of Murray Street, close to the High Street in the heart of Montrose town centre. The property benefits from its proximity to Murray Lane car park, which provides town centre car parking for approximately 60 cars. Boots the Chemist, Lloyds Pharmacy, Savers, WH Smith and Ladbrokes are located on the High Street to the south, within a short walk of the property.

Description

The property comprises a ground floor retail unit sub-divided to trade as two shop units which form part of a larger building.

Tenure

Heritable (Scottish equivalent of English Freehold).

Viewings

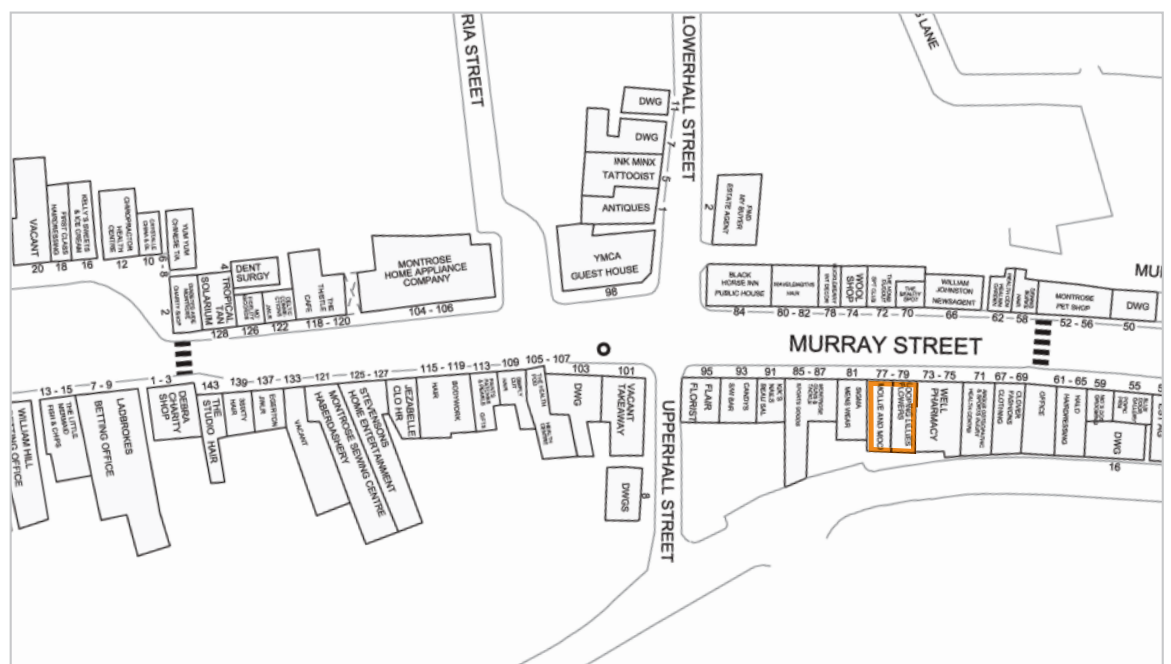
Please contact Mhairi Jarvis on 0131 552 5191.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	92.53 sq m (996 sq ft)	ADUNA ENTERPRISES LTD t/a Looping Lilies Flowers & Gifts and Mollie & Moo Children's Boutique	3 years from 19/07/2018 on a full repairing and insuring lease	£9,000	18/07/2021
Total		92.53 sq m (996 sq ft)			£9,000	



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